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**S-4491**  
**EVERGREEN PLAZA, SECTION 3, PART 1**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**November 26, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners, who are also the property owners, Michael & Emily Lin, represented by R.W. Gross & Associates, are seeking primary approval of a two lot commercial subdivision on 4.903 acres, located at the northwest corner of Grace Lane and North Eastland Drive (aka Britt Farm Road), on the north side of South Street (formerly SR 26 E) in Lafayette, Fairfield 23 (SE) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned GB, General Business as are all surrounding properties except to the north which is zoned R1, Single-family Residential.

**AREA LAND USE PATTERNS:**

The site in question is unimproved. The two other completed lots within Evergreen Plaza Subdivision have an existing Chick-fil-A franchise and a Logan's Roadhouse restaurant.

**TRAFFIC AND TRANSPORTATION:**

Both Grace Lane and North Eastland Drive are existing urban local roads. The city is requiring the dedication of a small 30' x 30' triangular-shaped piece of land at the north stub end of North Eastland Drive; this has been shown on the sketch plan. The city is not requiring a "no vehicular access" statement.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are already in place to serve the proposed two lots. Drainage will be reviewed by the city at the building permit stage.

**CONFORMANCE WITH UZO REQUIREMENTS:**

A 20' wide bufferyard has been shown where the GB-zoned subdivision abuts the R1-zoned land to the north. Setbacks shown are correct; both lot width and area meet ordinance standards for the GB zone.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

- A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.